058.0	0008	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	604,100 / 604,100
					USE VALUE:	604,100 / 604,100
					ASSESSED:	604,100 / 604,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY CHERYL A/ TRUSTEE
Owner 2:	CHERYL A SWEENEY TRUST
Owner 3:	
Street 1:	29 LOCKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY CHERYL A -
Owner 2:	-
Street 1:	29 LOCKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .142 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1155 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6180.000	201,500		402,600	604,100
Total Card	0.142	201,500		402,600	604,100
Total Parcel	0.142	201,500		402,600	604,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.26 /Parcel: 523.26

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38827

GIS Ref

GIS Ref

Insp Date 03/14/19

!5000!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0008-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	201,500	0	6,180.	402,600	604,100		Year end	12/23/2021
2021	101	FV	194,600	0	6,180.	402,600	597,200		Year End Roll	12/10/2020
2020	101	FV	194,600	0	6,180.	402,600	597,200	597,200	Year End Roll	12/18/2019
2019	101	FV	190,100	0	6,180.	423,800	613,900	613,900	Year End Roll	1/3/2019
2018	101	FV	190,100	0	6,180.	284,500	474,600	474,600	Year End Roll	12/20/2017
2017	101	FV	190,100	0	6,180.	272,400	462,500	462,500	Year End Roll	1/3/2017
2016	101	FV	190,100	0	6,180.	248,200	438,300	438,300	Year End	1/4/2016
2015	101	FV	178,200	0	6,180.	199,800	378,000	378,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:29:55

LAST REV

Date	Time
08/05/20	10:45:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY CHERYL	75221-107	1	7/28/2020	Convenience	1	No	No		
SWEENEY DANIEL	60161-345		10/3/2012	Convenience	1	No	No		
FITZGERALD YHOM	27637-552		9/2/1997		135,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1118	Re-Roof	6,716		8/11/2015			Strip and reroof.
5/24/2000	462	Addition	40,000	O				12X16 ADDITION-8X8

ACTIVITY INFORMATION

Date	Result	By	Name
3/14/2019	Meas/Inspect	DGM	D Mann
11/12/2018	MEAS&NOTICE	CC	Chris C
4/21/2009	Meas/Inspect	163	PATRIOT
8/20/2001	Permit Visit	PM	Peter M
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
7/27/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38827
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6180		Sq. Ft.	Site		0	70.	0.93	11			Easemen	-5					402,590						402,600	

Total AC/HA:	0.14187	Total SF/SM:	6180	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	402,590	Spl Credit		Total:	402,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	147.015
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	273721
Depreciation:	72262
Depreciated Total:	201459

COMMENTS

EST ATC UNF.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

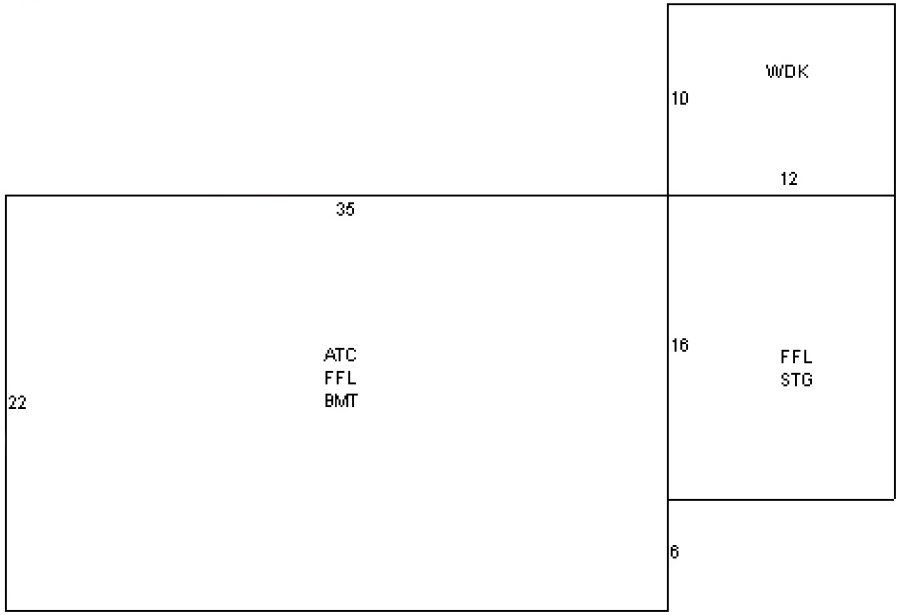
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	147.02
Special Features:	0	Val/Su Net:	87.08
Final Total:	201500	Val/Su SzAd	163.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	962	147.010	141,428
BMT	Basement	770	51.270	39,479
ATC	Attic	270	88.210	23,772
STG	Storage	192	6.970	1,338
WDK	Deck	120	14.190	1,703

Net Sketched Area:	2,314			Total:	207,720
Size Ad	1231.5	Gross Area	2814	FinArea	1155

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0008-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---